



21 Alexandra  
Road  
Overseal  
Swadlincote  
DE12 6LL

Price £373,000

- TRADITIONAL DETACHED
- PERIOD STYLE INTERIORS
- LOVELY KITCHEN WITH GRANITE WORK TOPS
- SUPERB BATHROOM WITH ROLL TOP BATH AND SEPARATE SHOWER
- LOUNGE AND SEPARATE DINING
- SPACIOUS HALL, GUEST CLOAKROOM WITH UTILITY
- THREE BEDROOMS
- LANDSCAPED GARDENS

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are offering for sale this superbly presented traditional detached residence decorated in a period style offering warmth and charm. A spacious hallway greets guests with original parquet flooring, a dining room with a bay window to the front and spacious lounge overlooking the rear garden, a modern period style kitchen with granite worktops and a cloakroom with utility off.

On the first floor are three bedrooms and a lovely bathroom with separate shower and a roll top bath.

Outside to the front is an ornamental low maintenance garden with parking and to the rear is an attractive landscaped garden with lawn, patio and gravelled areas. A gate leads through to a car port and a good size brick built garage with a loft storage area.

### LOCATION

Overseal is a popular village location with a co-op, post office, doctors and primary school. There are good travel links via the M42 to Birmingham, Leicester and Nottingham. The local market towns of Ashby de la Zouch, Burton upon Trent and Swadlincote offer further local shops and leisure facilities.





## GROUND FLOOR

### ACCOMMODATION

Entrance door with two glazed screens opens into porch.

### PORCH

1.84m x 0.90m (6'0" x 2'11")

Has quarry tiled flooring with original entrance door opening through to hallway.

### HALLWAY

2.58m x 2.85m min 3.81m max (8'5" x 9'4" min 12'5" max)

Full of character and original features, lovely original herringbone Parquet flooring, stairs off to first floor, under stair storage cupboard which the current vendor uses for additional storage space and tumble dryer is housed here, door to lounge, door to dining room, door to kitchen and a further door which opens up into a boot and shoe cupboard.

### DINING ROOM

3.79m to chimney breast x 4.35m into bay (12'5" to chimney breast x 14'3" into bay)

This elegant dining room is decorated in a period style with a lovely bay window to the front aspect, a continuation of the wood Parquet flooring, picture rail, period style ornamental fire, radiator, coving to ceiling and ceiling light point.

### LOUNGE

3.48m x 5.26m to french doors (11'5" x 17'3" to french doors)

Has two windows to the side aspect, French doors with two glazed panels looking out over the patio area, an ornate fire surround with Quartz hearth with open grate, coving to ceiling and ceiling light point.

### SUPERBLY FITTED KITCHEN

2.85m x 4.08m (9'4" x 13'4")

Is beautifully fitted with a period style range of base cupboards, drawers and matching wall mounted cabinets, granite worktops are inset with a one and a quarter Franke sink with mixer taps

over, there are attractive period style splashbacks, integrated appliances include a dishwasher and American style fridge freezer and a space for a range style cooker and extractor hood over, there is a window to the side aspect, contemporary style radiator, door out to patio and a further door that opens through to the downstairs cloakroom and utility combined.

### CLOAKROOM AND UTILITY ROOM

1.17m x 1.80m (3'10" x 5'10")

Has provision for washing machine, wall mounted cabinets providing storage, chrome heated towel rail, vanity unit with hand wash basin inset and W.C., there is a window to the rear aspect and ceiling light point.

### FIRST FLOOR

#### LANDING

Window to the side aspect and all doors leading off.



#### BEDROOM ONE

3.62m to window x 3.79m (11'10" to window x 12'5")

Has a window to the front aspect, radiator, coving to ceiling and ceiling light point.

#### BEDROOM TWO

3.50m x 3.65m (11'5" x 11'11")

Window to the rear aspect, radiator and ceiling light point.

#### BEDROOM THREE

2.03m to front of wardrobe x 2.38m (6'7" to front of wardrobe x 7'9")

Which is currently set up as a dressing room and has a window to the front aspect, radiator, coving to ceiling and ceiling light point

#### BEAUTIFUL PERIOD STYLE BATHROOM

2.70m to window x 2.86m (8'10" to window x 9'4")

Is beautifully decorated with panel into walls, obscure window to the rear aspect, large built in storage cupboard with sliding doors, rolled top bath with period style mixer taps, W.C., pedestal hand wash basin with tiled splashbacks and a fitted corner shower unit with electric shower



inset with glazed door, loft access point with a boarded loft, additional lagging and a pull down ladder. .

#### OUTSIDE

The property sits back behind a wrought iron fencing, with low maintenance gravel frontage with raised beds with herbaceous planting and a block paved driveway, a gate leads down the side of the property and opens up into the rear garden which is attractively landscaped with lawn and shaped borders, further gravel borders and further patio areas. A gate leads through to a large car port and a detached brick built garage with roll up remote door, power, lighting and loft storage area.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band D



#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONSTRUCTION

Standard Brick Construction



### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A

### SALES OFFICE

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